



1200 Wilmette Avenue
Wilmette, Illinois 60091-0040

MEETING MINUTES

ZONING BOARD OF APPEALS

WEDNESDAY, JULY 1, 2015

7:30 P.M.

COUNCIL CHAMBERS

Members Present: Acting Chairman Bob Surman
Mike Boyer
John Kolleng
Bill Merci
Reinhard Schneider

Members Absent: Chairman Patrick Duffy
Lynn Norman

Staff Present: Lisa Roberts, Assistant Director of Community Development

I. Call to Order

Chairman Surman called the meeting to order at 7:30 p.m.

I. 2015-Z-26 1505 Wilmette Avenue

See the complete case minutes attached to this document.

III. 2015-Z-25 733 Chilton Lane

See the complete case minutes attached to this document.

IV. 2015-Z-23 3217 Lake Avenue

See the complete case minutes attached to this document.

V. Approval of the June 3, 2015 Meeting Minutes

Mr. Boyer moved to approve the June 3, 2015 meeting minutes.

Mr. Schneider seconded the motion and the voice vote was all ayes and no nays. Motion carried.

VI. Public Comment

There was no public comment.

VII. Adjournment

The meeting was adjourned at 7:49 p.m.

Respectfully submitted,

Lisa Roberts
Assistant Director of Community Development

3.0 TESTIMONY, COMMENTS, AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 None

3.2 Summary of presentations

3.21 Ms. Roberts said that the applicant was requesting that the case be continued to July 15, 2015.

6.0 DECISION

6.1 Mr. Kolleng moved to continue the case to the July 15, 2015 meeting.

6.11 Ms. Schneider seconded the motion and the voice vote was all ayes and no nays (Chairman Duffy and Ms. Norman were not present).

Motion carried.

3.0 TESTIMONY, COMMENTS, AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 None

3.2 Summary of presentations

3.21 Ms. Roberts said that the applicant submitted an email requesting that the case be continued to July 15, 2015.

6.0 DECISION

6.1 Mr. Boyer moved to continue the case to the July 15, 2015 meeting.

6.11 Ms. Schneider seconded the motion and the voice vote was all ayes and no nays (Chairman Duffy and Ms. Norman were not present).

Motion carried.

3.0 TESTIMONY, COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 Mr. Jay Glaubinger, attorney for the applicant
135 Revere Drive, Northbrook

3.12 Ms. Christine Yaccino, GiGi's Cupcakes, applicant
3217 Lake Avenue

3.2 Summary of presentations

3.21 Ms. Roberts said that this is a request for a special use for a specialty restaurant, GiGi's Cupcakes. The Village Board will hear this case on July 28, 2015.

3.22 Ms. Yaccino said that the business is based in Nashville. They started franchising 5 years ago. She gave a history of the business that now has 100 stores nationwide, mainly in the south. They are looking to expand to other areas. Baking is done on site. They bake about 15 flavors/day with gluten free options. There is not a high traffic time of day – business is consistent throughout the day. This would be the first store in the Chicago area. She has signed rights to expand to other areas of Chicago.

3.23 The attorney said that the site is attractive due to traffic and visibility. The site was previously a restaurant. The business is a good compliment to food options in the area. The parking is not an issue to this business because it is not high traffic/high volume at any specific point in time during the day. The biggest issue was having a space in front for pick up and drop off. A lot of the business is focused on off-site catering.

3.24 Mr. Boyer asked about the number of customer visits per day.

The applicant said that it ranges but not more than 20 to 30 per day. There is a store in Milwaukee and there is never more than 3 customers in the store at one time.

3.25 Mr. Boyer asked about average amount of time in the store.

The applicant said that a customer would not spend more than 10 minutes in the store. Everything is put in a cardboard box taken to go. People do not stay to eat on site.

3.26 Acting Chairman Surman said he does see some seats.

The applicant said there is some seating in the front that is part of the store concept. Other owners tell her that customers do not stay.

- 3.27 Acting Chairman Surman asked if they served coffee so someone might have the opportunity to sit.

The applicant said that not every location serves coffee. She has not decided about this. She will have a cooler with water bottles and sodas to go.

- 3.28 The attorney said that one of the issues they faced with the lease is that there is a Dunkin Donuts in the same center so there are restrictions in the lease about the allowed coffee sales. This business can only have a minimum amount of coffee sales. Their business model is not to use coffee as a sales feature. They focus on cupcakes and cookies.

- 3.29 Acting Chairman Surman asked about hours of operations.

The applicant said they would be open from 9:00 a.m. to 6:00 p.m. every day although hours will be less on Sunday, perhaps 11:00 a.m. to 5:00 or 6:00 p.m. People can place orders online or call in or walk in. She showed a picture of a case of cupcakes that is refrigerated.

- 3.30 Mr. Boyer clarified that the bulk of sales would come from larger orders.

- 3.31 Mr. Kolleng asked how many employees will be on site.

The applicant said there would be about 10 employees and they are part time so they are never all there at one time. Two would be at the counter and two would be in the back.

- 3.32 Acting Chairman Surman asked if the shopping center had a restriction for employee parking.

The attorney said that there is a restriction for employee parking. They park off site. Because baking is on site, some employees are there early in the morning.

The applicant said that all baking is finished by noon. Two bakers start around 5:00 a.m. and they are done by 11:00 a.m. Some stay after to cover the business that comes in during the day.

- 3.33 There was no one in the audience to speak on this case.

5.0 VIEWS EXPRESSED BY MEMBERS OF THE ZONING BOARD OF APPEALS

- 5.1 Mr. Boyer said that the business fits in well at West Lake Plaza. It also fits with the comprehensive plan and all standards of review are met. It is a welcome addition to the area and he can support the application.

- 5.2 Mr. Merci said that the business is consistent with all criteria and a nice addition to the Village.
- 5.3 Mr. Schneider agrees with the above comments. He hopes that they are successful.
- 5.4 Mr. Kolleng agrees and can support the application.
- 5.5 Acting Chairman Surman also agrees with the above comments and will support the request.

6.0 DECISION

6.1 Mr. Boyer moved to recommend granting approval for a special use for a specialty restaurant, GiGi’s Cupcakes at 3217 Lake Avenue in accordance with the plans submitted. The use shall run with the use.

6.11 Mr. Merci seconded the motion and the vote was as follows:

Acting Chairman Surman	Yes
Chairman Patrick Duffy	Not Present
Mike Boyer	Yes
John Kolleng	Yes
Bill Merci	Yes
Lynn Norman	Not Present
Reinhard Schneider	Yes

Motion carried.

6.2 Mr. Boyer moved to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2015-Z-23.

6.21 Mr. Kolleng seconded the motion and the voice vote was all ayes and no nays.

Motion carried.

7.0 FINDINGS OF FACT UPON WHICH DECISION WAS BASED

The Zoning Board of Appeals finds that the request meets the special use standards of Section 5.3.E of the Zoning Ordinance. The proposed specialty restaurant will fit in well at West Lake Plaza and is in keeping with the Village’s Comprehensive Plan. The proposed use will not be detrimental to or endanger the public health, safety or general welfare nor will it be injurious to the use or enjoyment of other property. The proposed use will not impede the normal and orderly development and improvement of surrounding properties nor will it diminish property values. The proposed use will complement existing businesses. Adequate utilities, road access, and other facilities already exist. No known

archaeological, historical or cultural resources will be impacted. No buffers, landscaping or other improvements are necessary. No other standards of Article 11 apply.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommends granting a request for a special use for a specialty restaurant, GiGi's Cupcakes at 3217 Lake Avenue in accordance with the plans submitted. The use shall run with the use.